

Connelly Yeoman



17 MONYMUSK ROAD, ARBROATH, DD11 2DB

DETACHED BUNGALOW



- Well proportioned detached bungalow with three generous sized bedrooms
 - Close to good schools, shops and transport links
 - Gas Central Heating and Double Glazing
- Single garage and driveway • Enclosed rear garden with summerhouse and greenhouse



OFFERS OVER
£235,000

Property Description

An attractive and well-appointed three bedroom DETACHED MODERN BUNGALOW situated on Monymusk Road in the popular residential area of Arbroath. This single storey home combines practical family living with easy access convenience and offers well presented accommodation throughout. This property marries modern convenience with a versatile floorplan, perfect for those seeking comfortable, accessible accommodation which comprises of a spacious living area, three good sized bedrooms and a shower room. Positioned in a well established residential neighbourhood, the property is conveniently placed for day to day living and leisure. It is close to local shops and services, the nearby schools are Timmergreens Primary School and Arbroath High School, public transport links are strong with regular local bus service, Arbroath railway station providing connections along the east coast line to Dundee, Aberdeen and beyond. Arbroath's beautiful coastal setting offers scenic walks and outdoor pursuits along the North Sea and harbour front. Nearby cultural attractions include the Signal Tower Museum and historic Arbroath Abbey ruins. This property is ideal for a range of buyers from growing families to those seeking comfortable single level living. We would strongly recommend arranging a viewing to fully appreciate the lifestyle on offer and the many benefits this home provides.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE AND HALLWAY, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS AND SHOWER ROOM

ENTRANCE VESTIBULE: Entry into the property is via a vestibule with a cupboard housing the electrics and a glass panelled door leading into an inner hallway.

INNER HALLWAY: A welcoming hallway with neutral décor, carpeting to the floor and a generous sized storage cupboard with hanging rails and space for larger household items. From here a ceiling hatch give access to the loft space.

LOUNGE: Approx. 11'11 x 16'8. A lovely bright sitting room with dual aspect windows, one of which is a large picture window overlooking the front garden. An electric fireplace proves a nice focal point and an open doorway leads to a dining area.

DINING AREA: Approx. 12'5 x 7'8. With ample space for a table and chairs, the dining area flowing from the lounge via an open archway. There is a side facing window and a glass panelled door leading into the kitchen.

KITCHEN: Approx. 9'7 x 12'10. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap and a rear facing window above. Integrated appliances include fridge freezer, a dishwasher, oven and grill, five burner gas hob with extractor above and plumb space for a washing machine which will remain.

SHOWER ROOM: Approx. 6'4 x 5'10. Fitted with a two piece suite comprising a wash hand basin set in a vanity unit with storage below and WC. There is a separate shower cubicle housing a mains power shower, a chrome heated towel rail, wall mounted mirrored cabinet and a rear facing window. The walls have been tiled throughout and there is wood effect flooring.



BEDROOM 1: Approx. 13'11 x 8'10. A good sized double bedroom overlooking the front of the property with carpeting to the floor and free standing wardrobes which can remain as part of the sale.

BEDROOM 2: Approx. 10'3 x 11'6. Overlooking the side of the property with neutral décor and a built in storage cupboard with shelving and hanging rails.

BEDROOM 3: Approx. 9'7 x 13'10. With free standing wardrobes which can remain as part of the sale, carpeting to the floor and a window overlooking the rear of the property.

GARDENS & GARAGE: To the front the garden is mainly chipped with a paved pathway leading to the front door with mature bushes and shrubs. The rear garden is fence and hedge enclosed, mainly laid to lawn with a paved pathway leading around the garden with areas of chip stone, mature bushes and a patio suitable for outside furnishings. There is a rotary dryer, green house, wooden shed and a summer house which will remain as part of the sale.

GARAGE: A monoblock driveway provides off street parking for several cars and leads to a single garage with an electric up and over door to the front and side access door accessed from the rear garden. There is also power and light and is currently being used as a utility space and houses a tumble dryer which can remain as part of the sale.



Property Professionals

GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan concerned herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.
Made with eplanpro 10/2015



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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